

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MAY 8, 2019
10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE, 120 BROADWAY
NEW YORK, NEW YORK 10271

Yvette V. Gruel, Calendar Officer
 120 Broadway, 30th Floor
 New York, New York 10271
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 190253 HAM	4	201-207 7 TH AVENUE	Scheduled to be Heard 5/22/19
2	C 190273 ZSM	5	1 PENN PLAZA	" "
3	C 180164 ZMK	11	273 AVENUE U REZONING	" "
4	N 180165 ZRK	11	" "	" "
5	PROPOSED RULE	CW	POPS SIGNAGE RULE CHANGE	" "
6	C 190127 PQM	9	437 WEST 126 TH STREET	Favorable Report Adopted
7	C 190128 HAM	9	" "	" "
8	N 190036 ZRQ	2	COURT SQUARE BLOCK 3	" "
9	C 180517 MMQ	13	JFK NORTH SITE	" "
10	N 190201 ZAR	2	3 HELENA ROAD	Authorization Approved
11	N 190294 RCR	3	470 & 472 WILSON AVENUE	Certification Approved
12	N 190319 ZCR	2	166 BENEDICT ROAD	" "
13	C 190292 HUX	1	784 COURTLANDT AVENUE	Hearing Closed
14	C 190293 HAX	1	" "	" "
15	C 180315 ZMQ	1	38-01 23 RD AVENUE REZONING	" "
16	C 190202 ZMQ	7	KISSENA CENTER REZONING	" "
17	N 190203 ZRQ	7	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
	Calendar Numbers:													

		6	7	8	9	10	11	12								
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y								
David Burney	P	Y	Y	Y	Y	Y	Y	Y								
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y								
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y								
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y								
Hope Knight	P	Y	Y	Y	R	Y	Y	Y								
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y								
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y								
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y								
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 11.31

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, MAY 8, 2019

**MEETING AT 10:00 A.M.
NYC CITY PLANNING COMMISSION
HEARING ROOM, LOWER CONCOURSE
120 BROADWAY
NEW YORK, NEW YORK**



**Bill de Blasio, Mayor
City of New York**

[No. 9]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit
the Department of City Planning (DCP) home page at:
nyc.gov/planning

CITY PLANNING COMMISSION

**GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings).

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, New York 10271

For Additional Calendar Information: call (212) 720-3370.

B

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, N.Y. 10271

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

DAVID BURNEY

ALLEN P. CAPPELLI, *Esq.*

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ

RAJ RAMPERSHAD, *Commissioners*

YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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Community Board Public Hearing Notices are available in the Calendar Information Office, 31st Floor, 120 Broadway, New York, N.Y. 10271

The next regular public meeting of the City Planning Commission is scheduled for May 22, 2019.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar is requested to fill out a speaker’s slip available at the staff desk outside the hearing chambers on the day of the hearing. Public officials will be given speaking priority. The first five speakers in favor will be heard and given the opportunity to conclude their testimony before the next five speakers in opposition are heard. The hearing will proceed in this manner until all speakers present have had an opportunity to be heard.

Length of Testimony: To give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Electronic Comments: Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may submit comments electronically using the [CPC Comments Form](#) on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

Written Comments: Anyone wishing to present written facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may also fill out the form below and return it to the desk outside the hearing chambers, or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office – 31st Floor
120 Broadway, New York, N.Y. 10271**

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

MAY 8, 2019

APPROVAL OF THE MINUTES OF the Public Meeting of April 24, 2019

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MAY 22, 2019
STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

201-207 7TH AVENUE

CD 4

C 190253 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 201-207 7th Avenue (Block 797, Lots 80, 81, 82 and 83) as an Urban Development Action Area; and
 - b) Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 26 affordable residential units and commercial space.

Resolution for adoption scheduling May 22, 2019 for a public hearing.

No. 2

1 PENN PLAZA

CD 5

C 190273 ZSM

IN THE MATTER OF an application submitted by One Penn Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 81-231(a) and 74-761 of the Zoning Resolution to allow the reduction in size of existing plazas and arcades for which a floor area bonus have been utilized on property located at 1 Penn Plaza (Block 783, Lots 1, 34 and 70), in C6-4 and C6-6 Districts, within the Special Midtown District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

Resolution for adoption scheduling May 22, 2019 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 3 & 4

273 AVENUE U REZONING

No. 3

CD 11

C 180164 ZMK

IN THE MATTER OF an application submitted by Ciarafour Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c changing from an R5B District to an R6A District property bounded by a line 100 feet northerly of Avenue U, McDonald Avenue, Avenue U, and Lake Street, as shown on a diagram (for illustrative purposes only) dated February 11, 2019 and subject to the conditions of CEQR Declaration E-525.

Resolution for adoption scheduling May 22, 2019 for a public hearing.

No. 4

CD 11

N 180165 ZRK

IN THE MATTER OF an application submitted by Ciarafour Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

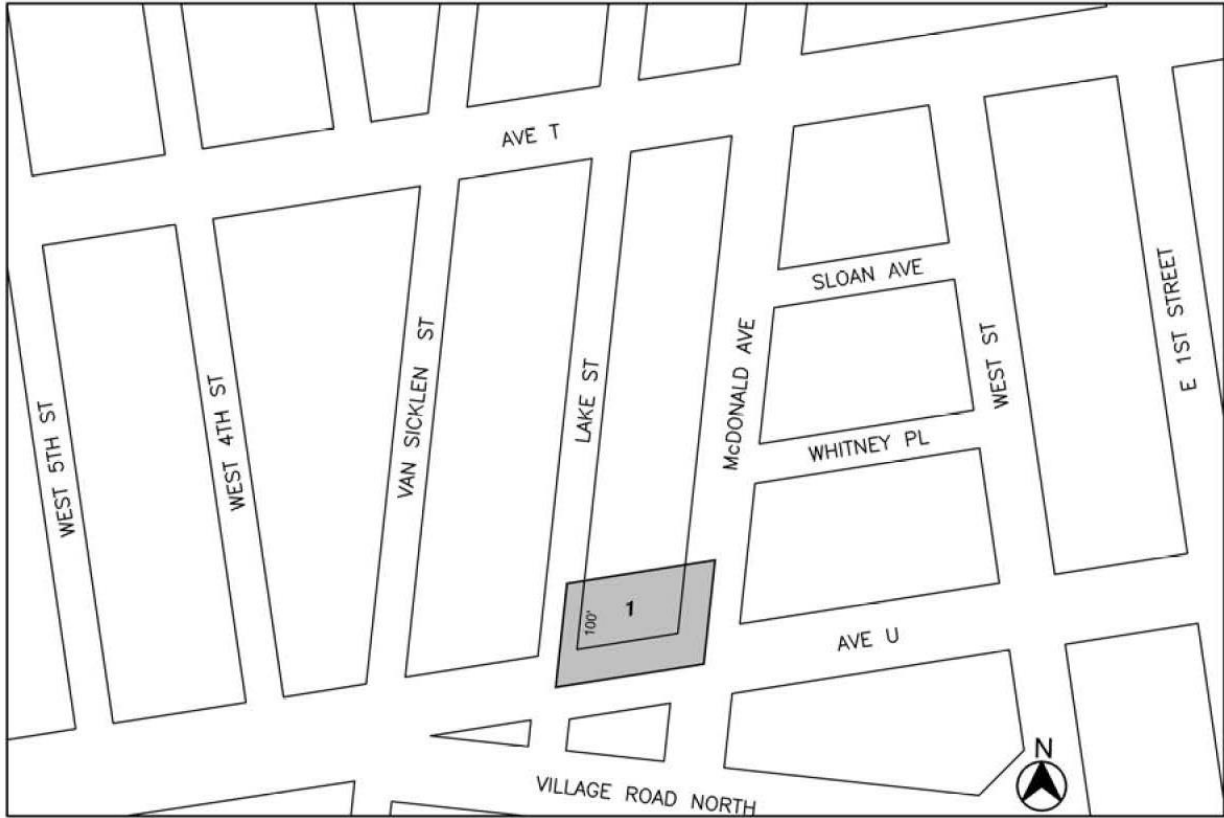
* * *

Brooklyn Community District 11

MAP 1 [date of adoption]

* * *

[PROPOSED MAP]



1

Mandatory Inclusionary Housing Area [see Section 23-154 (d) (3)]

Area 1 [date of adoption] - MIH Program Option 2

Portion of Community District 11 Brooklyn

* * *

Resolution for adoption scheduling May 22, 2019 for a public hearing.



CITYWIDE

No. 5

POPS SIGNAGE RULE CHANGE

(Proposed modification of Title 62 of the Rules of the City of New York pursuant to Sections 1043 of the City Charter to facilitate the addition of Chapter 11 to the Rules of the Department of City Planning to implement the signage rules for privately owned public spaces pursuant to Local Law 116 (2017), as amended by Local Law 250 (2017).

PLEASE TAKE NOTICE that in accordance with Sections 1043 of the New York City Charter, the New York City Department of City Planning (“City Planning”) proposes to amend rules by adding Chapter 11 to Title 62 of the Rules of the City of New York.

This proposed rule was not included in the Department of City Planning’s regulatory agenda for this Fiscal Year because it was not contemplated when the Department of City Planning published the agenda.

The time and place of the hearing have been scheduled as follows:

DATE: May 22, 2019
TIME: 10:00 A.M.
LOCATION: Lower Concourse
120 Broadway
New York, NY 10271

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes.

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify Dominick Answini at the address set forth below, or by telephone at (212) 720-3676, by May 15, 2019. In addition, written statements may be submitted to the Department of City Planning at the address stated below, provided the comments are received by 5:00 P.M. on May 22, 2019:

New York City Department of City Planning
Office of the Counsel
120 Broadway, 31st Floor
New York, NY 10271
Attention: Dominick Answini

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of

9:00 a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 120 Broadway, 31st Floor, telephone number (212) 720-3208.

The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein.

Title 62 of the Rules of the City of New York is amended to read as follows:

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Title 62 of the Rules of the City of New York is amended by adding a new Chapter 11, to read as follows:

§ 11-1 Signage Systems for Privately Owned Public Spaces

This rule applies in addition to sections 37-53(h) (Design Standards for Pedestrian Circulation Spaces) and 37-751 (Public space signage systems) of the New York City Zoning Resolution (hereinafter, “Zoning Resolution”) and other sections thereof incorporating section 37-751 by reference, except as otherwise provided.

§ 11-2 Purpose

The purpose of this rule is to ensure that all privately owned public spaces have clear, visible, and readable signage at appropriate locations within such spaces that easily identifies such spaces as open to the public and also presents other information related to such privately owned public space.

§ 11-3 Definitions

For the purposes of this section, the term “privately owned public space” is defined in Local Law 116 of 2017, as amended by Local Law 250 of 2017, as follows: (1) a plaza, residential plaza, urban plaza, public plaza, elevated plaza, arcade, through block arcade, through block galleria, through block connection, open air concourse, covered pedestrian space, publicly accessible space or sidewalk widening provided for in the Zoning Resolution, now or previously in effect; (2) such other privately owned outdoor or indoor space required to be open to the public and for which the Department of City Planning (“DCP”) maintains a record in the privately owned public space data set accessible through the open data web portal that is linked to nyc.gov or successor website pursuant to New York City Administrative Code section 23-502; and (3) such other privately owned outdoor or indoor spaces required to be open to the public pursuant to any of the following actions occurring on or after January 1, 2001:

- (a) A decision, authorization, certification, or special permit issued by the City Planning Commission (the “Commission”);
- (b) A certification issued by the Chairperson of the Commission (the “Chair”);
- (c) A variance of the Zoning Resolution or special permit issued by the Board of Standards and Appeals; or
- (d) Action taken by the City Council pursuant to section 197-d of the Charter of the City of New York.

Such term does not include any waterfront public access areas regulated pursuant to article 6 chapter 2 of the Zoning Resolution.

§ 11-4 Applicability and Signage Requirements

All privately owned public spaces must provide a signage system, subject to the requirements of this rule:

- (a) Prior to installation of any signage at a privately owned public space after the
 - (1) effective date of this rule, a signage system pursuant to this rule must be reviewed and approved by the DCP for compliance with the requirements of this rule; and
 - (2) The signage system in all privately owned public spaces must include the following, provided in technical drawings that illustrate compliance with the provisions of this rule:
 - (3) The name and contact information of the person or entity charged by the owner with oversight of complaints about such space;
 - (4) A statement that such space is open to the public;
 - (5) The hours the space is open to the public;
 - (6) The primary amenities required in the space;
 - (7) A statement that complaints can be registered by calling 311, or its successor;
 - (8) A public space logo that matches exactly the logo and dimensions provided in the Required Signage Symbols file and the “New York City Privately Owned Public Space Signage Standards and Specifications” document available on the DCP’s website (to be published by the DCP, and modified from time to time);
 - (9) For all privately owned public spaces established on or after October 1, 2017, such signage system must also include a site map, displaying the boundaries of the privately owned public space or spaces on the zoning lot relative to other structures on the zoning lot and the adjacent streets or public ways in accordance with the design guidelines specified in the “New York City Privately Owned Public Space Signage Standards and Specifications” available on the DCP’s website (to be published by the DCP and modified from time to time); and

- (10) For all privately owned public spaces with access for persons with disabilities, such signage system must also include the International Logo of Access for persons with disabilities that is at least three inches square.
- (b) For all privately owned public spaces which are not otherwise subject to Article III, Chapter 7 of the Zoning Resolution, the signage standards of Zoning Resolution section 37-751 (Public space signage systems), as supplemented herein, will serve as a guide and apply as reasonably determined by the DCP, in consideration of the circulation needs and of the type, size and configuration of the privately owned public space or spaces. For privately owned public spaces that require certifications under sections 37-625 (Design changes) or 37-78 (Compliance), and for through-block connections, the signage provisions of Zoning Resolution Section 37-751 (Public space signage systems) and 37-53(h) (Design Standards for Pedestrian Circulation Spaces), respectively, will continue to apply, as supplemented herein.
- (c) If signage is proposed as part of an application for a Chair or Commission approval under the Zoning Resolution, the DCP's review and approval of such signage in accordance with this rule must be concurrent with the DCP's review of such application and incorporated into any application before the Chair or Commission for their approval.
- (d) Any signage system approved pursuant to this rule for an existing privately owned public space governed by plans approved pursuant to a prior approval under the Zoning Resolution will be deemed to be in substantial compliance with such plans.

§ 11-5 Design Review

Prior to installation of any signage at a privately owned public space after the effective date of this rule, an owner or manager, or agent thereof, of any privately owned public space, must submit to the DCP a package for approval, consisting of the following materials:

- (a) The form, available at the DCP's website, requesting a design review;
 (b) Copies of the most recently approved drawings, if any, of the privately owned public space or spaces; and
 (c) A plan for a signage system, prepared in accordance with the requirements herein.

A fee in the amount of \$500, payable to the DCP, will be charged for each privately owned public space signage design review that is not part of an application for DCP's review of a new privately owned public space or the redesign of an existing privately owned public space pursuant to the Zoning Resolution or section 197-c of the Charter of the City of New York.

§ 11-6 Compliance

As of the effective date of this rule, owners of a privately owned public space without approved signage that includes a statement that such space is open to the public and the hours it is open will

have 180 days from the effective date of this rule to submit a complete design review package to the DCP for approval, as specified in section § 11-4 of this rule. Owners of a privately owned public space with approved signage as of the effective date of this rule will have two years from the effective date of this rule to submit a complete design review package. Privately owned public space owners will have 90 days from the date of DCP approval to install signage that complies with the approved plan(s).

Resolution for adoption scheduling May 22, 2019 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

Nos. 6 & 7

437 WEST 126TH STREET

No. 6

CD 9

C 190127 PQM

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 437 West 126th Street (Block 1967, Lot 5) for use as an open, landscaped walkway.

(On March 13, 2019, Cal. No. 7, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. No. 31, the hearing was closed.)

For consideration.

No. 7

CD 9

C 190128 HAM

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 437 West 126th Street (Block 1967, Lot 5) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and

- 2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the construction of an open, landscaped walkway.

(On March 13, 2019, Cal. No. 8, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. No. 32, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 8

COURT SQUARE BLOCK 3

CD 2

N 190036 ZRQ

IN THE MATTER OF an application submitted by Court Square 45th Ave LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XI, Chapter 7 (Special Long Island City Mixed Use District).

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 7
Special Long Island City Mixed Use District**

* * *

**117-40
COURT SQUARE SUBDISTRICT**

* * *

117-421
Special bulk regulations

* * *

(a) The height and setback regulations of the underlying C5-3 District shall apply, except that:

- (1) no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and ~~a line 75 feet north of and parallel to 45th Road~~ 45th Avenue; and
- (2) on Blocks 1 and 3, the #street wall# of a #building or other structure# shall be located on the #street line# or sidewalk widening line, where applicable, and extend along the entire #street# frontage of the #zoning lot# up to at least a height of 60 feet and a maximum height of 85 feet before setback, except any portion of a #building# on Block 3 fronting upon 23rd Street may rise to a maximum height of 125 feet before setback. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line#, provided no such recesses are within 15 feet of an adjacent #building#.

Above ~~a height of 85 feet~~ the highest applicable maximum #street wall# height, the underlying height and setback regulations shall apply. However, the underlying tower regulations shall be modified:

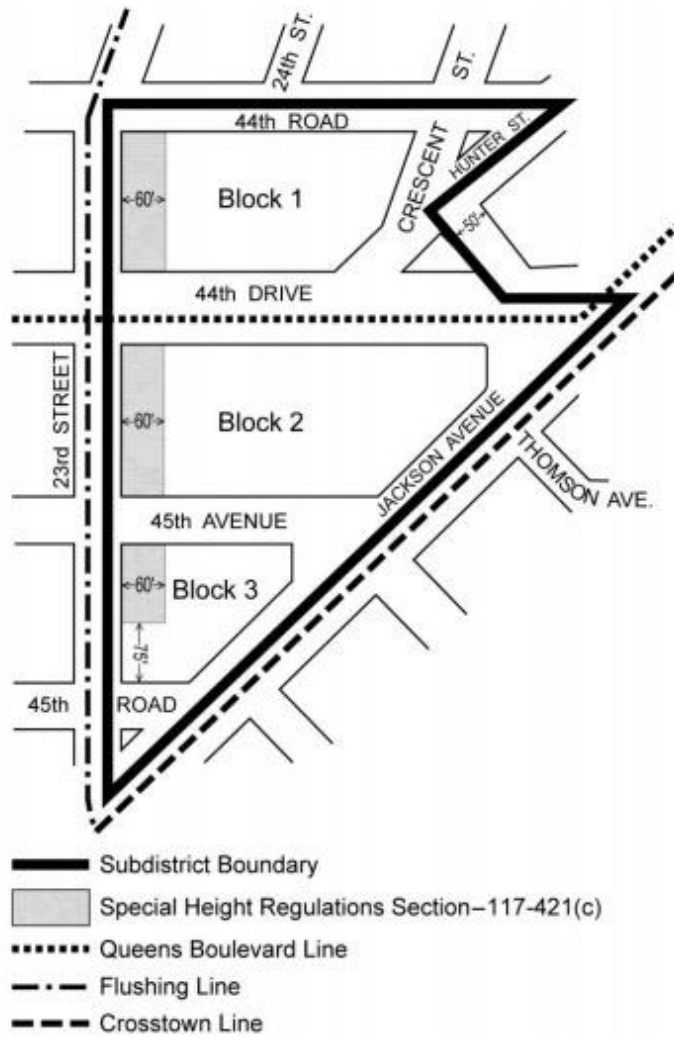
- (i) to permit portions of #buildings# that exceed a height of 85 feet to be set back at least five feet from a #wide street line#, provided no portion of such #building# that exceeds a height of 85 feet is located within 15 feet of a #side lot line#., and
- (ii) so that the provisions of Section 33-451 (In certain specified Commercial Districts) regulating the aggregate area of a tower within 50 feet of a #narrow street# shall not apply to any #building# or portion of such #building# on Block 3 fronting upon 45th Avenue.

The provisions of this paragraph (c)(2) shall not apply to #enlargements# on #zoning lots# existing on June 30, 2009, where such #zoning lot# includes an existing #building# to remain with at least 300,000 square feet of #floor area#.

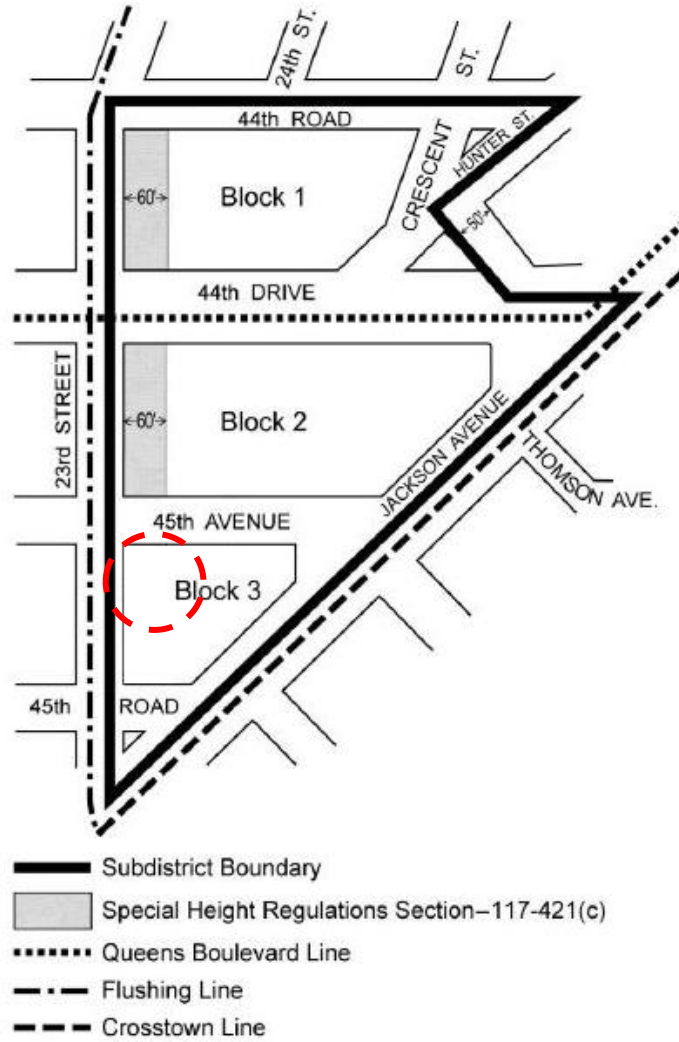
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Appendix B
Court Square Subdistrict Plan Map and Description of Improvements

[EXISTING]



[PROPOSED]



* * *

(On March 27, 2019, Cal.No. 1, the Commission scheduled April 10, 2019 for a public hearing. On April 10, 2019, Cal. No. 15, the hearing was closed.)

For consideration.

No. 9

JFK NORTH SITE

CD 13

C 180517 MMQ

IN THE MATTER OF an application submitted by Jughandle Realty LLC and The New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination, narrowing and realignment of the Nassau Expressway and the establishment of a portion of the south street line of Rockaway Boulevard within the area bounded by 159th Street, Nassau Expressway and Rockaway Boulevard;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5028 dated November 26, 2018 and signed by the Borough President.

For consideration.

BOROUGH OF STATEN ISLAND

No. 10

3 HELENA ROAD

CD 2

N 190201 ZAR

IN THE MATTER OF an application (N 190201 ZAR) submitted by Leonid Miskin for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for the modification of topography on a Tier I site to facilitate the development of a single-family home at 3 Helena Road (Block 908, Lot 150) within the Special Natural Area District (NA-1), within Community District 2, Borough of Staten Island.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.

No. 11

470 & 472 WILSON AVENUE

CD 3

N 190294 RCR

IN THE MATTER OF an application submitted by EMJ Development LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lots into two new zoning lots located at 470 & 472 Wilson Avenue (Block 5591, Lot 29, Tentative Lots 29 and 31) within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.

No. 12

166 BENEDICT ROAD

CD 2

N 190319 ZCR

IN THE MATTER OF an application submitted by Keith Pillarella for the grant of certification that no authorization or special permit is required pursuant to Section 105-41 of the Zoning Resolution to facilitate a vertical and horizontal enlargement of an existing one family home, alter an existing driveway, walkways and patios, remove an existing asphalt driveway, and replace of

an existing glass house structure with an attached covered porch at 166 Benedict Road (Block 874, Lot 23) within the Special Natural Area District (NA-1).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 13 & 14

784 COURTLANDT AVENUE

No. 13

CD 1

C 190292 HUX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the fourth amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

(On April 24, 2019, Cal. No. 1, the Commission scheduled May 8, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1

C 190293 HAX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2) as an Urban Development Action Area; and

- b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a building containing approximately 20 affordable housing units, retail and community facility space.

(On April 24, 2019, Cal. No. 2, the Commission scheduled May 8, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 15

38-01 23RD AVENUE REZONING

CD 1

C 180315 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 23rd Avenue Realty, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9c:

1. establishing within the existing R5B District a C2-3 District bounded by 38th Street, a line 150 feet northeasterly of 23rd Avenue, a line midway between 38th Street and Steinway Street, and a line 100 feet northeasterly of 23rd Avenue; and
2. establishing within the existing R5D District a C2-3 District bounded by 38th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 38th Street and Steinway Street, a line 150 feet northeasterly of 23rd Avenue, Steinway Street, and 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-524.

(On April 24, 2019, Cal. No. 3, the Commission scheduled May 8, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 16 & 17

KISSENA CENTER REZONING

No. 16

CD 7

C 190202 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Kimco Kissena Center LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 10d:

1. eliminating from within an existing R3-2 District a C2-2 District bounded by Holly Avenue, line 100 feet northeasterly of Kissena Boulevard, Laburnum Avenue, and Kissena Boulevard;
2. changing from an R3-2 District to an R7A District property bounded by the northeasterly centerline prolongation of Geranium Avenue, a line 100 feet southwesterly of Union Street, Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, Laburnum Avenue, and Kissena Boulevard; and
3. establishing within the proposed R7A District a C2-3 District bounded by Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, Laburnum Avenue, and Kissena Boulevard:

as shown on a diagram (for illustrative purposes only) dated January 7, 2019, and subject to the conditions of CEQR Declaration E-514.

(On April 24, 2019, Cal. No. 4, the Commission scheduled May 8, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



No. 17

CD 7

N 190203 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Kimco Kissena Center LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

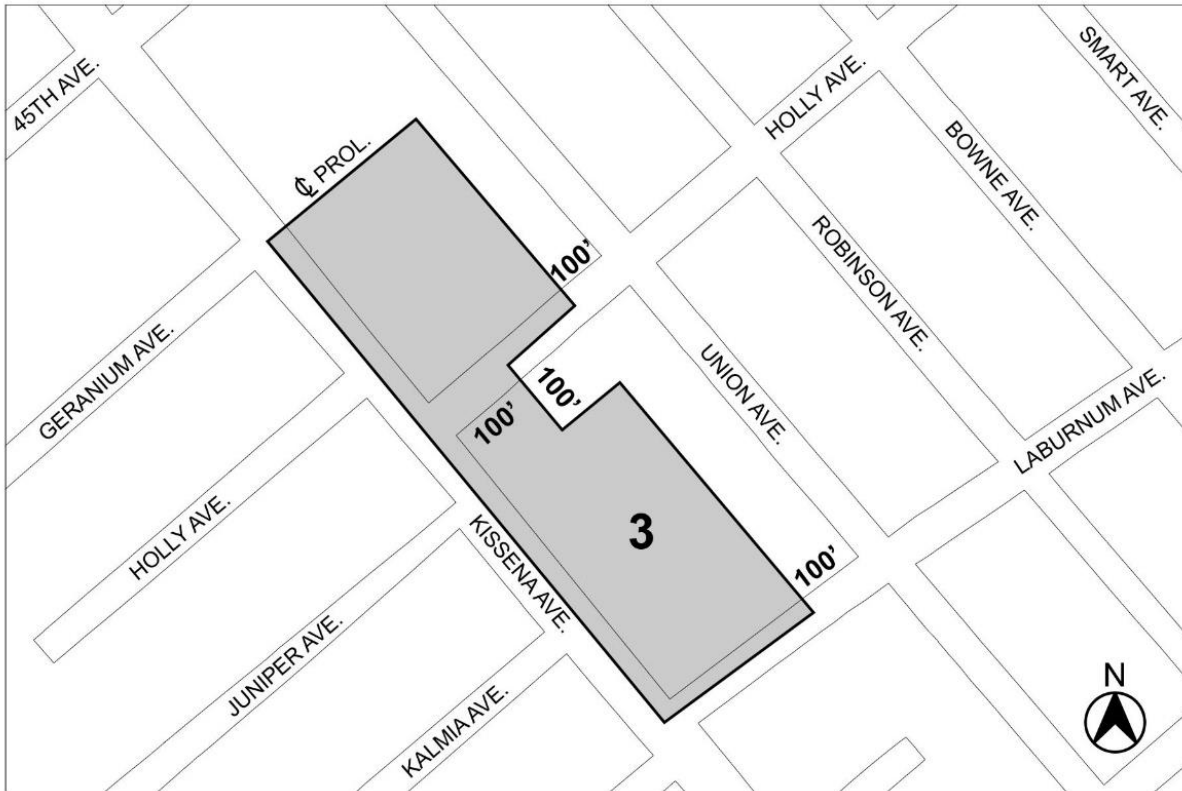
* * *

Queens Community District 7

* * *

Map 3 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **3** - [date of adoption] MIH Program Option 2

Portion of Community District **7**, Queens

* * *

(On April 24, 2019, Cal. No. 5, the Commission scheduled May 8, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2019 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			1 New Year's Day	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 Martin Luther King, Jr. Day	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
FEBRUARY						1	2
	3	4	5 Chinese New Year	6	7	8	9
	10	11 REVIEW SESSION	12 Lincoln's Birthday	13 CPC PUBLIC MEETING	14	15	16
	17	18 Presidents' Day	19	20	21	22 Washington's Birthday	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28		
MARCH						1	2
	3	4	5	6 Ash Wednesday	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 St. Patrick's Day	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
	31						
APRIL		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14 Palm Sunday	15	16	17	18	19 Good Friday	20 Passover
	21 Easter	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30				
MAY				1	2	3	4
	5	6 REVIEW SESSION Ramadan	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27 Memorial Day Observed	28	29	30	31	
JUNE							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12 Eid al-Fitr	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30							

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY		1	2	3	4 Independence Day	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
AUGUST					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION Eid al-Adha	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
SEPTEMBER	1	2 Labor Day	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 Rosh Hashanah					
OCTOBER			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14 Columbus Day	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 Diwali	29	30 CPC PUBLIC MEETING	31		
NOVEMBER						1	2
	3	4	5 Election Day	6	7	8	9
	10	11 Veterans' Day	12 REVIEW SESSION	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
DECEMBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23 Hanukkah	24	25 Christmas	26	27	28
	29	30	31				

Public Meetings start at 10:00 AM